

HOUSTON CROSSING

813 NORTH HOUSTON ROAD • WARNER ROBINS, GA

1,400 SF - 8,450 SF
RETAIL/FLEX SPACE
FOR LEASE

With Rents from
\$6.00 - \$10.00 psf
(Includes: CAM, Taxes &
Insurance)



For information, contact:

Larry Crumbley

CCIM, CPM, SIOR

478.746.9421 office

478.803.4113 main

478.737.3381 cell

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Commercial Division

577 Mulberry Street
P.O. Box 310
Macon, GA 31202
(478) 746-9421
(478) 742-2015 FAX

www.fickling.com

Ask About Our Rent Specials!



New Anchor:

- New 28,000 SF Anchor Sun Beauty Supply

Retail Market:

- Recent additions to the Retail Market include Walmart Neighborhood Market and Ollie's Bargain Outlet.

Location:

- Located at the corner of Elberta Road and North Houston Road which is in a HUB Zone area.
- Nearby businesses include: New Walmart Neighborhood Market, Ollie's Bargain Outlet, Piggly Wiggly, CVS, Sun Beauty Supply, Fred's, Family Dollar, American Deli House and many more.

Flexibility:

- Open suites with abundant front and rear parking mean flexibility for many uses.

Access:

- Excellent access from Elberta Road and North Houston Road.

TRAFFIC COUNTS

Street	Vehicles Per Day
N Houston Road	16,900
Elberta Road	10,900

2017 DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	9,964	52,848	95,256
Median HH Income	\$38,368	\$43,337	\$52,900
Median Age	36	35.1	34.6

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AVAILABLE SQUARE FOOTAGE:

- | | | | |
|-----------------|----------|---------------|--|
| Suite 1: | 1,140 sf | LEASED | Comer space. Mostly open space. Rent: \$800/month |
| Suite 2: | 2,160 sf | LEASED | High ceilings. Large doors. Could be divided. |
| Suite 5: | 8,450 sf | | Open space. Previously Citi Trends. Pylon Road signage available. Rent: Call Agent |
| Suite 6: | 3,200 sf | LEASED | Previously a church. |
| Suite 7: | 1,400 sf | | Previously a restaurant. Rent: \$700/month |
| Suite 8: | 1,400 sf | | Corner space. Rent: \$700/month |

NOTE: Adjacent Suites can be combined in different combinations.



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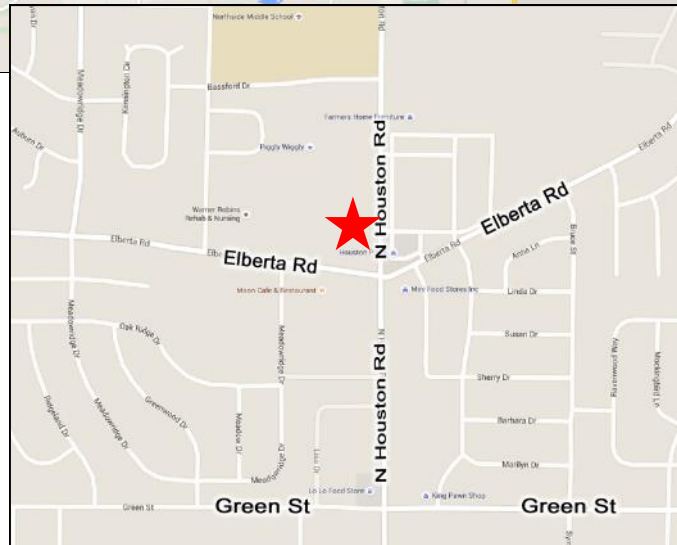
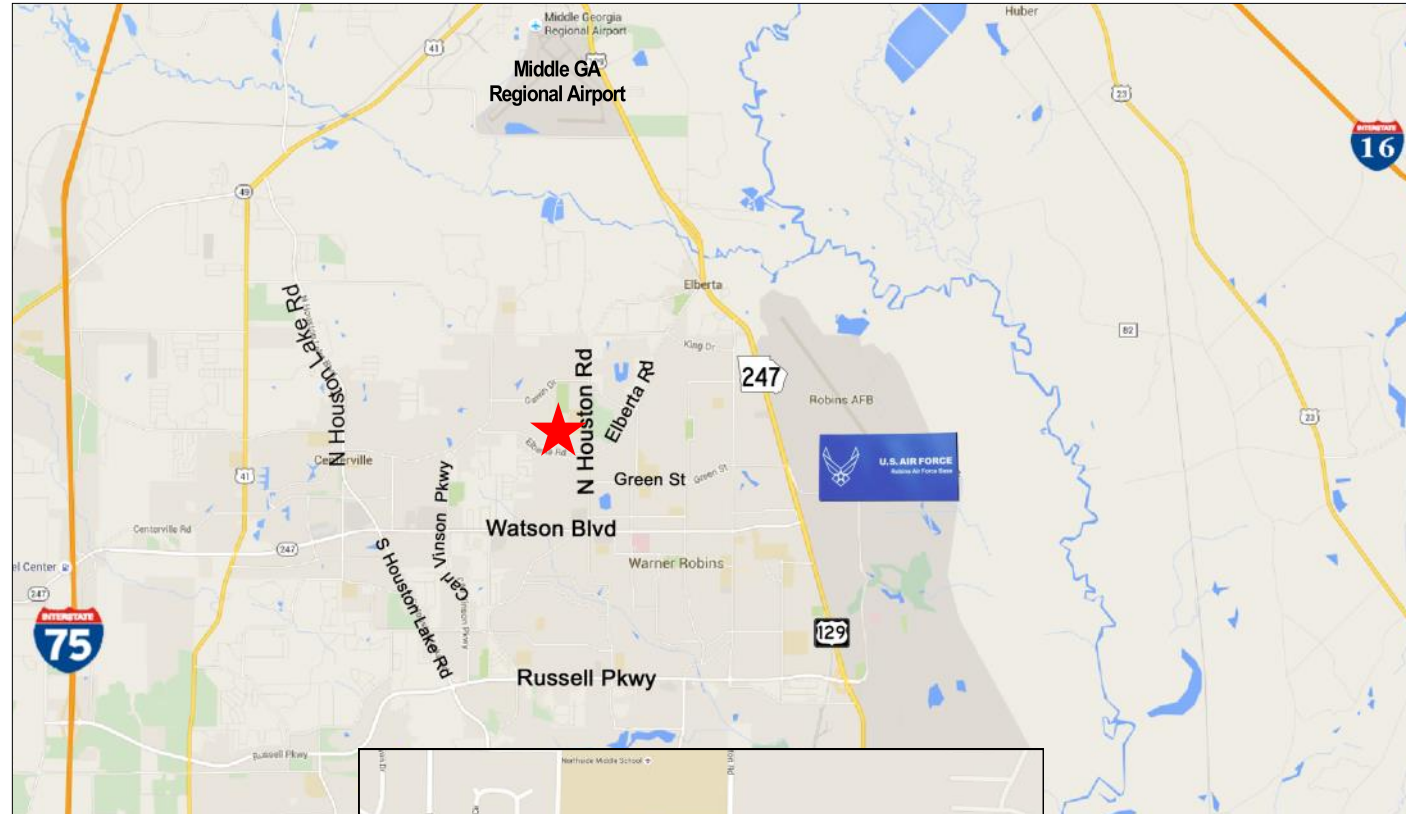
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